



City of Woodburn Enterprise Zone Program

The Woodburn Enterprise Zone (E-Zone), which includes the entire city limits, encourages economic development by waiving property taxes on capital investments for eligible businesses for three years. The property tax waiver may be extended to five years if the qualifying business creates jobs compensated at 150% of the Marion County annual wage as published by the Oregon Employment Department. The Woodburn E-Zone was established in 2010. It is one of the newest rural E-Zones in the State of Oregon.

Enterprise Zones have proven to be key in retaining existing businesses by encouraging upgrading and expansion through capital investment. The program is also designed to attract new businesses to locate within Enterprise Zones by offering these same incentives.

Woodburn wants to help your business succeed and our community prosper.

Check out the Woodburn E-Zone!

Program Information and Benefits

The Woodburn E-Zone includes all lands within the city limits. Approved in July, 2010, the program offers tax and other incentives to encourage additional investment and employment by non-retail businesses, such as manufacturing and industrially-oriented facilities serving other businesses.

E-Zones have proven to be one of Oregon’s key programs for encouraging business reinvestment, expansion, and growth. Their effectiveness is due to the short-term benefit project cash flow.

Eligibility

Eligible businesses must provide goods, products or services to other businesses. This includes not only conventional manufacturing and industrial activities, but also processing plants, distribution centers, maintenance facilities, warehouses and operations that handle bulk clerical tasks or post-sale technical support.

Eligible businesses must invest in new property or equipment not already on the county’s tax rolls. The property must be owned or leased by the business firm and located within Woodburn City limits.

- Investment cost must be \$50,000 or more, in total, for qualified “real property”, which includes newly constructed buildings or structures, new additions or modifications to existing building/structure; heavy/affixed machinery and equipment.
- Land, non-inventory supplies, rolling stock, vehicles and motor-propelled devices do not qualify.
- **Businesses *must* file an Enterprise Zone Authorization application with Woodburn Zone Manager Jim Hendryx, and be approved PRIOR to any eligible investments.**

Minimum Qualifying Criteria	3 years (standard)	5 years (extended)
Investment	\$50,000	\$50,000
New employment for existing company	10% increase the 1 st year	10% increase the 1 st year
Average compensation per employee	No minimum	\$51,912
<ul style="list-style-type: none">• 100% of Marion County average annual wage: \$34,608• 150% of Marion County average annual wage: \$51,912 Incentives may include non-mandatory benefits, overtime and profit sharing.		

City of Woodburn Enterprise Zone Property Tax Service			
	Assessed Value		
	<u>\$100,000</u>	<u>\$500,000</u>	<u>\$1,000,000</u>
Property Tax*	1,881.34	9,406.70	18,813.40
*Savings per year Property taxes calculated on per \$1,000 of assessed value Estimated savings - depends on local bonds and Urban Renewal Agency impacts			

**For Further Information,
Contact Zone Manager:**
James N. P. Hendryx,
Economic & Development Services Director
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Woodburn, OR 97071
(Ph) 503-980-2445
(Fax) 503-982-5244
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